



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD

GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1100 • FAX (508) 839-4602
www.grafton-ma.gov

**BOARD OF SELECTMEN
MEETING AGENDA**

July 17, 2018
Municipal Center, Conference Room A
7:00 p.m.

CALL TO ORDER

ANNOUNCEMENTS

1. SCHEDULE

- a) 7:00 p.m. Liquor License Hearing – All Alcohol Beverages Restaurant License
The Grafton Townhouse, LLC, One Grafton Common - Sean Padgett
- b) Prentice Street 40B – Sotire Papalilo

2. RESIGNATIONS - None

3. APPOINTMENTS

Board of Selectmen

- a) Election Worker – Laura A. Didio
- b) Registrar of Voters – Eric Swenson

Town Administrator

- a) None

4. NEW BUSINESS

- a) St. Andrews Episcopal Church / Recreational Facility
- b) One Day Beer & Wine – Shannon Catino, Grafton Common Corn hole
Tournament (Charity Event) August 19, 2018

5. SELECTMEN REPORTS / TA REPORTS

6. CORRESPONDENCE

7. DISCUSSION

- a) [Animal Control Officers – Westborough & Shrewsbury](#)
- b) [20 Creeper Hill Road](#)

8. MEETING MINUTES

EXECUTIVE SESSION

MGL Chapter 30A, Sec. 21(3)

Litigation Update

Litigation Strategy

Union Negotiations

Land Negotiation

Non Union Negotiations

Strategy for Negotiations

Minutes

ADJOURN

Liquor License Hearing – All Alcohol Beverages Restaurant License

*Clerk Reads the Legal Ad for the Hearing.

I MOVE the Board open the public hearing for the application for an All Alcohol Beverages Restaurant License for The Grafton Townhouse, LLC, One Grafton Common.

I MOVE the Board close the public hearing for the All Alcohol Beverages Restaurant License for The Grafton Townhouse, LLC, One Grafton Common.

I MOVE the Board approve/deny the application for the All Alcohol Beverages Restaurant License for The Grafton Townhouse, LLC, One Grafton Common.

NOTES:

The Grafton Townhouse, LLC, One Grafton has submitted the ABCC License application which warrants Local Licensing Authority approval before sending to the ABCC in Boston. Legal Notification was sent to abutters and posted in the Grafton News as required.



OFFICE OF THE BOARD OF SELECTMEN

30 Providence Road
Grafton, MA 01519
(508) 839-5335
BOSGroup@grafton-ma.gov
www.grafton-ma.gov

*Sargon Hanna, Chairman
Craig Dauphinais, Vice Chair
Jennifer Thomas, Clerk
Bruce Spinney, III
Edward Prisby*

LEGAL NOTICE

BOARD OF SELECTMEN

Notice is hereby given under Chapter 138 of the General Laws, as amended that an application has been made by The Grafton Townhouse, LLC, One Grafton Common, Grafton, MA 01519, for an All Alcoholic Beverages Restaurant License at premises located at One Grafton Common, Grafton, MA 01519.

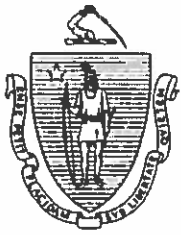
Premises to be licensed are located at One Grafton Common, Grafton, MA, as shown on a plan on file in the Board of Selectmen's office.

Upon this application, the Grafton Board of Selectmen will hold a public hearing in Conference Room A, Grafton Memorial Municipal Center, 30 Providence Road, Grafton, MA on Tuesday, July 17, 2018 at their meeting beginning at 7:00 PM.

Grafton Board of Selectmen

Sargon Hanna, Chairman
Craig Dauphinais, Vice Chair
Jennifer Thomas, Clerk
Bruce Spinney, III
Edward Prisby

Published June 21 & 28 2018
Grafton News
Town Bulletin Board



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
[*www.mass.gov/abcc*](http://www.mass.gov/abcc)

APPLICATION FOR A RETAIL ALCOHOLIC BEVERAGES LICENSE

Congratulations on your decision to begin the application process for a retail alcoholic beverages license, either for on-premises consumption under M.G.L. c. 138, § 12 (a restaurant, tavern, general-on-premises, club, hotel, war veterans' club, or continuing care retirement community), or for off-premises consumption under M.G.L. c. 138, § 15 (a package store). Below you will find a step-by-step explanation of the application process. **Please read this entire page before you apply for a license as it provides critical information on the license approval process.**

The ABCC urges you to reach out to the Local Licensing Authority ("LLA") in the city or town in which you are applying for a license **before applying for a retail license**. While state law requires you to submit certain documents, your LLA may have other documents and/or fees required of you before it will consider your application, and failure to contact them before you apply for a license may delay the consideration of your application.

The granting of a retail license involves a three-step process under M.G.L. c. 138, §§ 15A & 16B:

1. Step One is the granting of an application by the LLA;
2. Step Two is approval by the ABCC;
3. Step Three is the issuance of the retail license by the LLA.

Each step has certain legal requirements:

Step One. In Step One, when you submit your application with the LLA, the LLA is required by law to note the date and hour your application is filed with it. Then, they must publish an advertisement noticing a public hearing on your application, if their regulations require, within 10 days of your application being filed. Then, no sooner than 10 days after advertising the hearing, the hearing will be held. The LLA must act on an application within 30 days of it being filed.

If the LLA grants the license, the application shall be forwarded to the ABCC no later than 3 days following such approval.

Step Two. In Step Two, when the ABCC receives an application that has been approved by the LLA, an investigator will be assigned. The investigator will investigate the proposed licensed premises, if required, as well as the proposed applicant and the source(s) of financing for the transaction. Parties to an application must respond promptly to investigators' inquiries. **Failure to do so will result in a delay of the approval and may result in a denial of the application.**

When the ABCC receives an application for a transfer of license it is immediately forwarded to the Department of Revenue ("DOR") and the Division of Unemployment Assistance ("DUA"). Both agencies will research the issue of any outstanding tax obligations of both the buyer and the seller for all types of taxes, including sales, meals, withholding, corporate excise, room occupancy, personal income taxes, unemployment insurance, and employer fair share contributions. The ABCC will not approve a license transfer until DOR and DUA attest that the parties have no outstanding tax liabilities to the Commonwealth. The parties are responsible for resolving all tax questions.

Step Three. Once the LLA receives the ABCC's approval of an application, it must issue the license within 7 days.

It is important to know that an applicant for an alcoholic beverages license may not operate a licensed premise until all three steps have taken place and the LLA has actually issued the license.

If the application is for a transfer of the license, the license seller (the current licensee) is still legally liable and responsible for the operation of the premises until the third step of the approval process is completed. **An applicant who operates licensed premises before all three steps have taken place may create serious ramifications for both the buyer and the seller.** Operation without a license may be considered evidence of that applicant's unfitness for a license. It may also lead to revocation of an existing license. In certain circumstances, it opens both the buyer and the seller to possible criminal liability.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

APPLICATION FOR A RETAIL ALCOHOLIC BEVERAGES LICENSE

The following documentation is required as a part of your retail license application.

ABCC investigators reserve the right to request additional documents as a part of their investigation.

- ☒ **Monetary Transmittal Form** with \$200 fee
You can **PAY ONLINE** or include a \$200 check made out to the ABCC
- ☒ **Retail Application** (this packet)
- ☒ **Beneficial Interest - Individual Form**
For any individual with direct or indirect interest in the proposed licensee
- ☒ **Beneficial Interest - Organization Form**
For any organization with direct or indirect interest in the proposed licensee
- ☒ **CORI Authorization Form**
For the manager of record **AND** any individual with direct or indirect interest in the proposed licensee. This form must be notarized with a stamp*
- ☒ **Proof of Citizenship** for proposed manager of record
Passport, US Birth Certificate, Naturalization Papers, Voter Registration
- ☐ **Vote of the Corporate Board**
A corporate vote to apply for a new / transfer of license and a corporate vote to appointing the manager of record, signed by an authorized signatory for the proposed licensed entity
- ☒ **Business Structure Documents**
If Proposed Licensee is applying as:
 - A Corporation or LLC - **Articles of Organization** from the Secretary of the Commonwealth
 - A Partnership - **Partnership Agreement**
 - Sole Proprietor - **Business Certificate**
- ☐ **Purchase and Sale Documentation**
Required if this application is for the transfer of an existing retail alcoholic beverages license
- ☐ **Supporting Financial Documents**
Documentation supporting any loans or financing, including pledge documents, if applicable
- ☒ **Floor Plan**
Detailed **Floor Plan** showing square footage, entrances and exits and rooms
- ☒ **Lease**
Signed by proposed licensee and landlord. If lease is contingent upon receiving this license, a copy of the unsigned lease along with a letter of intent to lease, signed by licensee and landlord
- ☐ **Additional Documents Required by the Local Licensing Authority**

* Excludes Officers and Directors of Non-Profit Clubs



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

Print Form

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM**

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL
LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: <https://www.paybill.com/mass/abcc/retail/>

(PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR
INDIVIDUAL)

EPAY CONFIRMATION NUMBER

A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

LICENSEE NAME

The Grafton Townhouse LLC

ADDRESS

One Grafton Common

CITY/TOWN

Grafton

STATE

MA

ZIP CODE

01519

TRANSACTION TYPE (Please check all relevant transactions):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Cordials/Liqueurs Permit | <input type="checkbox"/> New Officer/Director | <input type="checkbox"/> Transfer of License |
| <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Issuance of Stock | <input type="checkbox"/> New Stockholder | <input type="checkbox"/> Transfer of Stock |
| <input type="checkbox"/> Change of License Type | <input type="checkbox"/> Management/Operating Agreement | <input type="checkbox"/> Pledge of Stock | <input type="checkbox"/> Wine & Malt to All Alcohol |
| <input type="checkbox"/> Change of Location | <input type="checkbox"/> More than (3) §15 | <input type="checkbox"/> Pledge of License | <input type="checkbox"/> 6-Day to 7-Day License |
| <input type="checkbox"/> Change of Manager | <input checked="" type="checkbox"/> New License | <input type="checkbox"/> Seasonal to Annual | |
| <input type="checkbox"/> Other | <input type="text"/> | | |

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL FORM ALONG WITH
COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

ALCOHOLIC BEVERAGES CONTROL COMMISSION
239 CAUSEWAY STREET
BOSTON, MA 02241-3396



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

APPLICATION FOR A RETAIL ALCOHOLIC BEVERAGES LICENSE

Please complete this entire application, leaving no fields blank. If field does not apply to your situation, please write N/A.

1. NAME OF PROPOSED LICENSEE (Business Contact)

The Grafton Townhouse LLC

This is the corporation or LLC which will hold the license, **not** the individual submitting this application. If you are applying for this license as a sole proprietor, not an LLC, corporation or other legal entity, you may enter your personal name here.

2. RETAIL APPLICATION INFORMATION

There are two ways to obtain an alcoholic beverages license in the Commonwealth of Massachusetts, either by obtaining an existing license through a transfer or by applying for a new license.

Are you applying for a new license ☒ New ☐ Transfer
or the transfer of an existing license?

If transferring, please indicate the
current ABCC license number you
are seeking to obtain:

If applying for a new license, are you applying for this license
pursuant to special legislation?

☐ Yes ☒ No

Chapter

Acts of

If transferring, by what method
is the license being transferred?

3. LICENSE INFORMATION / QUOTA CHECK

City/Town

Grafton

On/Off-Premises

On-Premises

TYPE

§12 General On-Premises

CATEGORY

All Alcoholic Beverages

CLASS

Annual

4. APPLICATION CONTACT

The application contact is required and is the person who will be contacted with any questions regarding this application.

First Name:

Sean

Middle:

Stephen

Last Name:

Padgett

Title:

Member of the Board of Entity

Primary Phone:

617-320-3148

Email:

seanspadgett@gmail.com

5. OWNERSHIP Please list all individuals or entities with a direct or indirect, beneficial or financial interest in this license.

An individual or entity has a direct beneficial interest in a license when the individual or entity owns or controls any part of the license. For example, if John Smith owns Smith LLC, a licensee, John Smith has a direct beneficial interest in the license.

An individual or entity has an indirect beneficial interest if the individual or entity has 1) any ownership interest in the license through an intermediary, no matter how removed from direct ownership, 2) any form of control over part of a license no matter how attenuated, or 3) otherwise benefits in any way from the license's operation. For Example, Jane Doe owns Doe Holding Company Inc., which is a shareholder of Doe LLC, the license holder. Jane Doe has an indirect interest in the license.

A. All individuals listed below are required to complete a Beneficial Interest Contact - Individual form.

B. All entities listed below are required to complete a Beneficial Interest Contact - Organization form.

C. Any individual with any ownership in this license and/or the proposed manager of record must complete a CORI Release Form.

| Name | Title / Position | % Owned | Other Beneficial Interest |
|----------------------|------------------|---------|---------------------------|
| Sean Stephen Padgett | LLC Member | 100 | |
| | Other | | |

APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGES LICENSE

5. OWNERSHIP (continued)

| Name | Title / Position | % Owned | Other Beneficial Interest |
|------|------------------|---------|---------------------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

6. PREMISES INFORMATION

Please enter the address where the alcoholic beverages are sold.

Premises Address

Street Number: Street Name: Unit:

City/Town: State: Zip Code:

Country:

Description of Premises

Please provide a complete description of the premises, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage.

| Floor Number | Square Footage | Number of Rooms |
|--------------|----------------|-----------------------|
| Lower Level | 2,330 | 6 (including storage) |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Patio/Deck/Outdoor Area Total Square Footage

Indoor Area Total Square Footage

Number of Entrances

Number of Exits

Proposed Seating Capacity

Proposed Occupancy

Occupancy of Premises

Please complete all fields in this section. Documentation showing proof of legal occupancy of the premises is required.

Please indicate by what right the applicant has to occupy the premises

Landlord Name

Landlord Phone

Landlord Address

Lease Beginning Term

Lease Ending Term

Rent per Month

Rent per Year

If leasing or renting the premises, a signed copy of the lease is required.

If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.

Please indicate if the terms of the lease include payments based on the sale of alcohol: ☐ Yes ☒ No

APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGES LICENSE

7. BUSINESS CONTACT

The Business Contact is the proposed licensee. If you are applying as a Sole Proprietor (the license will be held by an individual, not a business), you should use your own name as the entity name.

* Please see last page of application for required documents based on Legal Structure *

| | | | |
|--------------------|--|---------------------------|---|
| Entity Name: | <input type="text" value="The Grafton Townhouse LLC"/> | FEIN: | <input type="text"/> |
| DBA: | <input type="text"/> | Fax Number: | <input type="text"/> |
| Primary Phone: | <input type="text" value="617-320-3148"/> | Email: | <input type="text" value="seanspadgett@gmail.com"/> |
| Alternative Phone: | <input type="text"/> | Legal Structure of Entity | <input type="text" value="LLC"/> |

Business Address (Corporate Headquarters)

☒ Check here if your Business Address is the same as your Premises Address

| | | | |
|----------------|----------------------|--------------|----------------------|
| Street Number: | <input type="text"/> | Street Name: | <input type="text"/> |
| City/Town: | <input type="text"/> | State: | <input type="text"/> |
| Zip Code: | <input type="text"/> | Country: | <input type="text"/> |

Mailing Address

☒ Check here if your Mailing Address is the same as your Premises Address

| | | | |
|----------------|----------------------|--------------|----------------------|
| Street Number: | <input type="text"/> | Street Name: | <input type="text"/> |
| City/Town: | <input type="text"/> | State: | <input type="text"/> |
| Zip Code: | <input type="text"/> | Country: | <input type="text"/> |

Is the Entity a Massachusetts Corporation?

☒ Yes ☐ No

If no, is the Entity registered to do business in Massachusetts?

☐ Yes ☐ No

If no, state of incorporation

Other Beneficial Interest

Does the proposed licensee have a beneficial interest in any other Massachusetts Alcoholic Beverages Licenses? ☐ Yes ☒ No

If yes, please complete the following table.

| Name of License | Type of License | License Number | Premises Address |
|-----------------|-----------------|----------------|------------------|
| | | | |
| | | | |
| | | | |
| | | | |

Prior Disciplinary Action:

Has any alcoholic beverages license owned by the proposed licensee ever been disciplined for an alcohol related violation?

| Date of Action | Name of License | State | City | Reason for suspension, revocation or cancellation |
|----------------|-----------------|-------|------|---|
| | | | | |
| | | | | |
| | | | | |

APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGES LICENSE

8. MANAGER CONTACT

The Manager Contact is required and is the individual who will have day-to-day, operational control over the liquor license.

Salutation First Name Middle Name Last Name Suffix

Social Security Number

Date of Birth

Primary Phone:

Email:

Mobile Phone:

Place of Employment

Alternative Phone:

Fax Number

Citizenship / Residency / Background Information of Proposed Manager

Are you a U.S. Citizen? ☒ Yes ☐ No

Have you ever been convicted of a state, federal, or military crime? ☐ Yes ☒ No

If yes, attach an affidavit that lists your convictions with an explanation for each

Have you ever been Manager of Record of a license to sell alcoholic beverages? ☐ Yes ☒ No

If yes, please list the licenses for which you are the current or proposed manager:

Do you have direct, indirect, or financial interest in this license? ☐ Yes ☒ No

If yes, percentage of interest

If yes, please indicate type of Interest (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Officer | <input type="checkbox"/> Sole Proprietor |
| <input type="checkbox"/> Stockholder | <input type="checkbox"/> LLC Manager |
| <input type="checkbox"/> LLC Member | <input type="checkbox"/> Director |
| <input type="checkbox"/> Partner | <input type="checkbox"/> Landlord |
| <input type="checkbox"/> Contractual | <input type="checkbox"/> Revenue Sharing |
| <input type="checkbox"/> Management Agreement | <input type="checkbox"/> Other |

Please indicate how many hours per week you intend to be on the licensed premises

Employment Information of Proposed Manager

Please provide your employment history for the *past 10 years*

| Date(s) | Position | Employer | Address | Phone |
|-----------------|-------------------------|----------------------------|----------------------------------|--------------|
| 1/2014-current | Community Manager | Courageous Parents Network | 21 Rochester Road, Newton, MA | 617-571-1779 |
| 9/2015-current | Message Therapist | Notre Dame Hospice | 555 Plantation St, Worcester, MA | 508-852-3011 |
| 3/2014 - 9/2015 | Integrative Therapy Dir | Hasbro Children's Hospital | Eddy Street, Providence, RI | 401-444-4000 |
| 9/2010-1/2014 | Home maker / student | | | |
| 2008-2010 | Personal Care Giver | Direct Hire contract work | | |

Prior Disciplinary Action of Proposed Manager

Have you ever been involved directly or indirectly in an alcoholic beverages license that was subject to disciplinary action? If yes, please complete the following:

| Date of Action | Name of License | State | City | Reason for suspension, revocation or cancellation |
|----------------|-----------------|-------|------|---|
| | | | | |
| | | | | |
| | | | | |

APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGES LICENSE

9. FINANCIAL INFORMATION

Please provide information about associated costs of this license.

Associated Costs

| | |
|---|-----------|
| A. Purchase Price for Building/Land | 0 |
| B. Purchase Price for any Business Assets | 0 |
| C. Costs of Renovations/Construction | \$175,000 |
| D. Purchase Price of Inventory | \$15,000 |
| E. Initial Start-Up Costs | \$10,000 |
| F. Other (Please specify) | |
| G. Total Cost (Add lines A-F) | \$200,000 |

Please note, the total amount of Cash Investment (top right table) plus the total amount of Financing (bottom right table) must be equal to or greater than the Total Cost (line G above).

Please provide information about the sources of cash and/or financing for this transaction

Source of Cash Investment

| Name of Contributor | Amount of Contribution |
|---------------------|------------------------|
| Sean S Padgett | \$200,000 |
| | |
| | |
| | |
| Total: | \$200,000 |

Source of Financing

| Name of Lender | Amount | Does the lender hold an interest in any MA alcoholic beverages licenses? | If yes, please provide ABCC license number of lender |
|----------------|--------|--|--|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Total: | | | 0 |

10. PLEDGE INFORMATION

Are you seeking approval for a pledge? ☐ Yes ☒ No

Please indicate what you are seeking to pledge (check all that apply)

☐ License ☐ Stock / Beneficial Interest ☐ Inventory

To whom is the pledge is being made: N/A

Does the lender have a beneficial interest in this license?

☐ Yes ☒ No

Does the lease require a pledge of this license?

☐ Yes ☒ No

ADDITIONAL SPACE

The following space is for any additional information you wish to supply or to clarify an answer you supplied in the application.

If referencing the application, please be sure to include the number of the question to which you are referring.

6. Premises information

The building at One Grafton Common is owned by the Town of Grafton.

One Grafton Common LLC (a UT based LLC) leases the entire building from the Town of Grafton. Sean S Padgett is the 100% member of the One Grafton Common LLC.

The Grafton Townhouse LLC (a MA based LLC) leases one portion of the lower level of the building from One Grafton Common LLC. Sean S Padgett is also the 100% member of the The Grafton Townhouse LLC.

The leased space contains approximately 2,330 square feet. The bar area is approximately 1,800 square feet and contains 4 rooms: (1) the main bar area, (2) a partially enclosed entryway, (3) a dart playing room which is separated by a half wall from the main bar for safety, and (4) a small food preparation area that will have no public access. There are also two separate storage rooms containing approximately 530 square feet which also have no public access.

APPLICANT'S STATEMENT

I, Sean Stephen Padgett the: ☐ sole proprietor; ☐ partner; ☐ corporate principal; ☒ LLC/LLP member
Authorized Signatory

of The Grafton Townhouse LLC, hereby submit this application for a general on-premise, all alcoholic beverage license
Name of the Entity/Corporation Transaction(s) you are applying for

(hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statement and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises does not violate any requirement of the ABCC or other state law or local ordinances;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the Application information as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of, the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.

Signature:



Date:

May 21, 2018

Title:

Managing Member

ALCOHOLIC BEVERAGES CONTROL COMMISSION

BENEFICIAL INTEREST CONTACT - Individual (Formerly known as a Personal Information Form)

Please complete a Beneficial Interest - Individual sheet for all individual(s) who have a direct or indirect beneficial interest, with or without ownership, in this license. This includes people with a financial interest and people without financial interest (i.e. board of directors for not-for-profit clubs). All individuals with direct or indirect financial interest must also submit a CORI Authorization Form.

An individual with direct beneficial interest is defined as someone who has interest directly in the proposed licensee. For example, if ABC Inc is the proposed licensee, all individuals with interest in ABC Inc are considered to have direct beneficial interest in ABC Inc (the proposed licensee).

An individual with indirect beneficial interest is defined as someone who has ownership in a parent level company of the proposed licensee. For example, if ABC Inc is the proposed licensee and is 100% owned by XYZ Inc, all individuals with interest in XYZ Inc are considered to have an indirect beneficial interest in ABC Inc (the proposed licensee).

| | | | | | | | | | |
|--------------------|--|------------|-----------------------------------|---------------------------------------|---|---------------|---------------------------------------|--------|----------------------|
| Salutation | <input type="text"/> | First Name | <input type="text" value="Sean"/> | Middle Name | <input type="text" value="Stephen"/> | Last Name | <input type="text" value="Padgett"/> | Suffix | <input type="text"/> |
| Title: | <input type="text" value="Member of the Board of Entity"/> | | Social Security Number | <input type="text" value="REDACTED"/> | | Date of Birth | <input type="text" value="REDACTED"/> | | |
| Primary Phone: | <input type="text" value="617-320-3148"/> | | | Email: | <input type="text" value="seanspadgett@gmail.com"/> | | | | |
| Mobile Phone: | <input type="text" value="617-320-3148"/> | | | Fax Number | <input type="text"/> | | | | |
| Alternative Phone: | <input type="text"/> | | | | | | | | |

Business Address

| | | | |
|----------------|--------------------------------------|--------------|--|
| Street Number: | <input type="text" value="One"/> | Street Name: | <input type="text" value="Grafton Common"/> |
| City/Town: | <input type="text" value="Grafton"/> | State: | <input type="text" value="MA"/> |
| Zip Code: | <input type="text" value="01519"/> | Country: | <input type="text" value="Worcester County, USA"/> |

Mailing Address

☒ Check here if your Mailing Address is the same as your Business Address

| | | | |
|----------------|----------------------|--------------|----------------------|
| Street Number: | <input type="text"/> | Street Name: | <input type="text"/> |
| City/Town: | <input type="text"/> | State: | <input type="text"/> |
| Zip Code: | <input type="text"/> | Country: | <input type="text"/> |

Types of Interest (select all that apply)

| | | | |
|--|---|--|---|
| <input type="checkbox"/> Contractual | <input type="checkbox"/> Director | <input type="checkbox"/> Landlord | <input checked="" type="checkbox"/> LLC Manager |
| <input checked="" type="checkbox"/> LLC Member | <input type="checkbox"/> Management Agreement | <input type="checkbox"/> Officer | |
| <input type="checkbox"/> Partner | <input type="checkbox"/> Revenue Sharing | <input type="checkbox"/> Sole Proprietor | <input type="checkbox"/> Stockholder |
| | | | <input type="checkbox"/> Other |

Citizenship / Residency Information

| | | | |
|-------------------------|---|-----------------------------------|---|
| Are you a U.S. Citizen? | <input checked="" type="radio"/> Yes <input type="radio"/> No | Are you a Massachusetts Resident? | <input checked="" type="radio"/> Yes <input type="radio"/> No |
|-------------------------|---|-----------------------------------|---|

Criminal History

| | | |
|--|---|---|
| Have you ever been convicted of a state, federal, or military crime? | <input type="radio"/> Yes <input checked="" type="radio"/> No | If yes, please provide an affidavit explaining the charges. |
|--|---|---|

ALCOHOLIC BEVERAGES CONTROL COMMISSION

BENEFICIAL INTEREST CONTACT - Individual (continued)

Ownership / Interest

Using the definition above, do you hold a direct or indirect interest in the proposed licensee?

☐ Direct

☒ Indirect

If you hold a direct beneficial interest in the proposed licensee, please list the % of interest you hold.

100%

If you hold an indirect beneficial interest in this license, please complete the Ownership / Interest Table below.

Ownership / Interest

If you hold an indirect interest in the proposed licensee, please list the organization(s) you hold a direct interest in which, in turn, hold a direct or indirect interest in the proposed licensee. These generally include parent companies, holding companies, trusts, etc. A Beneficial Interest - Organization Form will need to be completed for each entity listed below.

| Name of Beneficial Interest - Organization | FEIN |
|--|------|
| The Grafton Townhouse LLC | |
| | |
| | |

Other Beneficial Interest

List any indirect or indirect beneficial or financial interest you have in any other Massachusetts Alcoholic Beverages License(s).

| Name of License | Type of License | License Number | Premises Address |
|-----------------|-----------------|----------------|------------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Familial Beneficial Interest

Does any member of your immediate family have ownership interest in any other Massachusetts Alcoholic Beverages Licenses? Immediate family includes parents, siblings, spouse and spouse's parents. Please list below.

| Relationship to You | ABCC License Number | Type of Interest (choose primary function) | Percentage of Interest |
|---------------------|---------------------|--|------------------------|
| | | | |
| | | | |
| | | | |

Prior Disciplinary Action

Have you ever been involved directly or indirectly in an alcoholic beverages license that was subject to disciplinary action? If yes, please complete the following:

| Date of Action | Name of License | State | City | Reason for suspension, revocation or cancellation |
|----------------|-----------------|-------|------|---|
| | | | | |
| | | | | |
| | | | | |

APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGE LICENSE

BENEFICIAL INTEREST - Organization

Please complete a Beneficial Interest - Organization sheet for all organization(s) who have a direct or indirect beneficial interest, with or without ownership, in this license.

Example:

ABC Inc. is applying for a liquor license. ABC Inc. is 100% owned by XYZ Inc., which is 100% owned by 123 Inc. XYZ Inc. is considered to have a direct beneficial interest in the proposed licensee (ABC Inc.) and 123 Inc. is considered to have indirect beneficial interest in the proposed licensee (ABC Inc.). Both XYZ Inc. and 123 Inc. should complete a Beneficial Interest - Organization Form.

Entity Name:

FEIN:

Primary Phone:

Fax Number:

Alternative Phone:

Email:

Business Address

Street Number: Street Name:

City/Town:

State:

Zip Code:

Country:

Mailing Address

☒ Check here if your Mailing Address is the same as your Business Address

Street Number: Street Name:

City/Town:

State:

Zip Code:

Country:

Publicly Traded

Is this organization publicly traded? ☐ Yes ☒ No

Ownership / Interest

Using the definition above, does this organization hold a direct or indirect interest in the proposed licensee? ☒ Direct ☐ Indirect

If this organization holds a direct beneficial interest in the proposed licensee, please list the % of interest it holds.

If you hold an indirect beneficial interest in this license, please complete the Ownership / Interest Table on the next page.

Ownership / Interest

If this organization holds an indirect interest in the proposed licensee, please list the organization(s) it holds a direct interest in which, in turn, hold a direct or indirect interest in the proposed licensee. These generally include parent companies, holding companies, trusts, etc. A Beneficial Interest - Organization Form will need to be completed for each entity listed below.

| Name of Beneficial Interest - Organization | FEIN |
|--|------|
| | |
| | |
| | |

Other Beneficial Interest

List any indirect or indirect beneficial or financial interest this entity has in any other Massachusetts Alcoholic Beverages License(s).

| Name of License | Type of License | License Number | Premises Address |
|-----------------|-----------------|----------------|------------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Prior Disciplinary Action

Has this entity ever been involved directly or indirectly in an alcoholic beverages license that was subject to disciplinary action? If yes, please complete the following:

| Date of Action | Name of License | State | City | Reason for suspension, revocation or cancellation |
|----------------|-----------------|-------|------|---|
| | | | | |
| | | | | |
| | | | | |



Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street, First Floor
Boston, MA 02114

DEBORAH B. GOLDBERG
TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

JEAN M. LORIZIO, ESQ.
CHAIRMAN

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

| | | | | | |
|--|--|----------------|---------------------------|------------|---------|
| ABCC NUMBER: (IF EXISTING LICENSEE) | | LICENSEE NAME: | The Grafton Townhouse LLC | CITY/TOWN: | Grafton |
|--|--|----------------|---------------------------|------------|---------|

APPLICANT INFORMATION

| | | | | | | | | |
|---------------------------------------|--------------------------|---------------------|-----------------------|-------------------------------------|---------|-----|------------|------|
| LAST NAME: | Padgett | FIRST NAME: | Sean | MIDDLE NAME: | Stephen | | | |
| MAIDEN NAME OR ALIAS (IF APPLICABLE): | | PLACE OF BIRTH: | Springfield, MA | | | | | |
| DATE OF BIRTH: | XXXXXXXXXX | SSN: | XXXXXXXXXX | ID THEFT INDEX PIN (IF APPLICABLE): | | | | |
| MOTHER'S MAIDEN NAME: | | DRIVER'S LICENSE #: | XXXXXXXXXX | STATE LIC. ISSUED: | Utah | | | |
| GENDER: | MALE | HEIGHT: | 5 | 8 | WEIGHT: | 180 | EYE COLOR: | Blue |
| CURRENT ADDRESS: | 57 Old Upton Road | | | | | | | |
| CITY/TOWN: | Grafton | STATE: | MA | ZIP: | 01519 | | | |
| FORMER ADDRESS: | 7377 N Sage Meadow Court | | | | | | | |
| CITY/TOWN: | Park City | STATE: | UT | ZIP: | 84098 | | | |

PRINT AND SIGN

| | | | |
|---------------|----------------|-------------------------------|--|
| PRINTED NAME: | Sean S Padgett | APPLICANT/EMPLOYEE SIGNATURE: | |
|---------------|----------------|-------------------------------|--|

NOTARY INFORMATION

| | | | |
|---|--|--|--|
| On this | | before me, the undersigned notary public, personally appeared | |
| (name of document signer), | | proved to me through satisfactory evidence of identification, which were | |
| to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose. | | | |
| | | | |
| | | NOTARY | |

DIVISION USE ONLY

| | |
|---------------------------------------|--|
| REQUESTED BY: | |
| SIGNATURE OF CORI-AUTHORIZED EMPLOYEE | |

The DCJL Identity Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCJL. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. All CORI request forms that include this field are required to be submitted to the DCJL via mail or by fax to (617) 660-4614.



Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street, First Floor
Boston, MA 02114

DEBORAH B. GOLDBERG
TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

JEAN M. LORIZIO, ESQ.
CHAIRMAN

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

| | | | | | |
|---|--|----------------|---------------------------|------------|---------|
| ABCC NUMBER: <small>(IF EXISTING LICENSEE)</small> | | LICENSEE NAME: | The Grafton Townhouse LLC | CITY/TOWN: | Grafton |
|---|--|----------------|---------------------------|------------|---------|

APPLICANT INFORMATION

| | | | | | | | | |
|---------------------------------------|---------------------|---------------------|---------------------|-------------------------------------|---------------|-----|------------|------|
| LAST NAME: | Padgett | FIRST NAME: | Kerri | MIDDLE NAME: | L | | | |
| MAIDEN NAME OR ALIAS (IF APPLICABLE): | | PLACE OF BIRTH: | Holyoke | | | | | |
| DATE OF BIRTH: | 03/22/1982 | SSN: | REDACTED | ID THEFT INDEX PIN (IF APPLICABLE): | | | | |
| MOTHER'S MAIDEN NAME: | REDACTED | DRIVER'S LICENSE #: | REDACTED | STATE LIC. ISSUED: | Massachusetts | | | |
| GENDER: | FEMALE | HEIGHT: | 5 | 5 | WEIGHT: | 155 | EYE COLOR: | Blue |
| CURRENT ADDRESS: | 23 Nottingham rd | | | | | | | |
| CITY/TOWN: | Grafton | STATE: | MA | ZIP: | 01519 | | | |
| FORMER ADDRESS: | | | | | | | | |
| CITY/TOWN: | | STATE: | | ZIP: | | | | |

PRINT AND SIGN

| | | | |
|---------------|---------------|-------------------------------|--|
| PRINTED NAME: | Kerri Padgett | APPLICANT/EMPLOYEE SIGNATURE: | |
|---------------|---------------|-------------------------------|--|

NOTARY INFORMATION

| | | | |
|---|--|---|--|
| On this | | before me, the undersigned notary public, personally appeared | |
| (name of document signer), proved to me through satisfactory evidence of identification, which were | | | |
| to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose. | | | |
| | | | |
| NOTARY | | | |

DIVISION USE ONLY

| | |
|---|--|
| REQUESTED BY: | |
| <small>SIGNATURE OF CORI-AUTHORIZED EMPLOYEE</small> | |
| <small>The DCJ Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCJ. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCJ via mail or by fax to (617) 660-4614.</small> | |



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001320262

1. The exact name of the limited liability company is: THE GRAFTON TOWNHOUSE LLC

2a. Location of its principal office:

No. and Street: ONE GRAFTON COMMON
 City or Town: GRAFTON State: MA Zip: 01519 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: ONE GRAFTON COMMON
 City or Town: GRAFTON State: MA Zip: 01519 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:
NEIGHBORHOOD TAVERN

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: SEAN S PADGETT
 No. and Street: 57 OLD UPTON ROAD
 City or Town: GRAFTON State: MA Zip: 01519 Country: USA

I, SEAN PADGETT resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

| Title | Individual Name First, Middle, Last, Suffix | Address (no PO Box) Address, City or Town, State, Zip Code |
|---------|--|---|
| MANAGER | KERRI PADGETT | ONE GRAFTON COMMON GRAFTON, MA 01519 USA |

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

| Title | Individual Name First, Middle, Last, Suffix | Address (no PO Box) Address, City or Town, State, Zip Code |
|-------|--|---|
| | | |

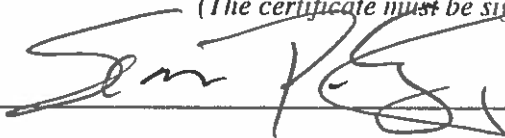
8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

| Title | Individual Name First, Middle, Last, Suffix | Address (no PO Box) Address, City or Town, State, Zip Code |
|-------|--|---|
| | | |

9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 29 Day of March, 2018,
SEAN PADGETT

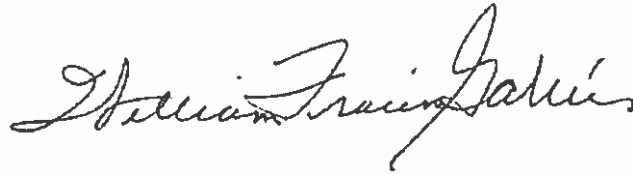
(The certificate must be signed by the person forming the LLC.)



THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

March 29, 2018 02:34 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive, flowing style with a large initial 'W' and 'G'.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

ONE GRAFTON COMMON

LEASE AGREEMENT

- 1. PARTIES**

This lease is made and entered on the 21st day of May 2018, by and between ONE GRAFTON COMMON LLC, hereinafter called "LESSOR", masterleaseholder of the land and improvements commonly known as ONE GRAFTON COMMON, and THE GRAFTON TOWNHOUSE LLC, Suite 018, One Grafton Common, Grafton, MA 01519, hereinafter called "LESSEE".
- 2. PREMISES**

That portion of ONE GRAFTON COMMON designated as Suite 018, hereinafter called "Leased Premesis", and comprising approximately 1,800 square feet of rentable commercial space in said building together with the right to use in common, with others entitled thereto, the hallways, stairways, and elevator, necessary for access to said Leased Premesis, and lavatories nearest thereto. The vault space and storage area 015, which have limited commercial value are also included in the Leased Premesis.
- 3. TERM**

The term of this lease shall be for 10 years commencing on June 1, 2018 and ending on May 31, 2028, plus two five-year renewal options.
- 4. RENT**

The LESSEE shall pay to the LESSOR Rent at the rate of \$18,000 per year, payable in monthly installments of \$1,500 in advance without demand on the 1st day of the month, during the term thereof; to be sent to ONE GRAFTON COMMON LLC to the attention of Sean Padgett, 57 Old Upton Road, Grafton, MA 01519. Rent is a modified gross rent that includes common area expenses and real estate taxes for the Leased Premesis, but excludes HVAC and Leased Premesis gas and electrical costs which are metered individually.
- 5. RENT
ADJUSTMENT**

The modified gross rent shall be as follows:

 - Year 1: \$10.00 per square foot or \$18,000 per year (\$1500.00 per month)
 - Year 2: \$10.25 per square foot or \$18,450 per year (\$1537.50 per month)
 - Year 3: \$10.50 per square foot or \$18,900 per year (\$1575.00 per month)
 - Year 4: \$10.75 per square foot or \$19,350 per year (\$1612.50 per month)
 - Year 5: \$11.00 per square foot or \$19,800 per year (\$1650.00 per month)
 - Year 6: \$11.25 per square foot or \$20,250 per year (\$1687.50 per month)
 - Year 7: \$11.50 per square foot or \$20,700 per year (\$1725.00 per month)
 - Year 8: \$11.75 per square foot or \$21,150 per year (\$1762.50 per month)
 - Year 9: \$12.00 per square foot or \$21,600 per year (\$1800.00 per month)
 - Year 10: \$12.25 per square foot or \$22,050 per year (\$1837.50 per month)

**6. LATE PAYMENT
OF RENT**

A late payment penalty of one percent (1%) of the overdue Rent, but not less than twenty dollars (\$20.00), shall be added to the Rent due to the LESSOR for each day the rent remains unpaid following the due date thereof. A grace period of ten (10) business days is herein granted to the LESSEE so that the late payment penalty will be waived if Rent payment is delivered to LESSOR no later than 5:00 PM on the (10th) business day following the due date thereof. Non-payment of late payment Rent penalty shall be considered the same as non-payment of rent.

**7. SECURITY
DEPOSIT**

No Security Deposit will be required.

8. PERMITTED USE

LESSEE shall not use the Leased Premises in a manner that interferes with the quiet enjoyment of any property or premises owned or occupied by any other person. LESSEE shall comply with all statutes, codes, ordinances, orders, rules and regulations of the Town of Grafton, the Commonwealth of Massachusetts, and any other governmental entities ("Laws"), regarding the conduct of LESSEE'S business and the use, condition, maintenance and occupancy of the Premises. No oil or hazardous material and no toxic material or substance, including any material or substance, defined or regulated by Massachusetts General Laws Chapter 21E, Section 1 et seq., shall be brought to or permitted to remain at the Premises. LESSEE shall not make any use of the Premises that renders the building uninsurable or that materially increases the cost of insurance to LESSOR. The LESSEE shall not make any improvement or structural change to the Premises or erect a sign without written consent of the LESSOR. Reasonable non-structural changes may be made within the Leased Premises with prior authorization of the LESSOR and LESSOR agrees that consent shall not be unreasonably delayed or withheld. At the Termination Date any alterations or improvements made by the LESSEE that remain at the Leased Premises shall become the sole property of the LESSOR. LESSOR may, by written notice to LESSEE at least thirty (30) days prior to the Termination Date, require LESSEE, at LESSEE'S sole expense, to remove any alteration or improvement installed by or for the benefit of LESSEE.

9. SIGNS

LESSEE shall not install signs on or about the Leased Premises without receiving a permit as required by the Grafton Zoning Bylaw. The building is located within the Grafton Historic District and all exterior building alterations including installation of signage is subject to the review and approval of the Town Building Inspector and the Grafton Historical Commission.

10. COMMON AREA

All areas of the premises not specifically intended for rental to others shall be considered and called "common area." LESSEE shall have access to common area in conjunction with the same right of access granted to all other lessees. The common area is to be kept free and clear of all property of the LESSEE.

- 11. PARKING** It is understood and agreed between the parties hereto that LESSEE and employees will not park motor vehicles in the front of the building. It is further agreed that LESSOR shall exercise the same control over parking locations for the employees of all other lessees in the building containing the herein premises.
- 12. CONDITION & POSSESSION** The Premises are accepted by LESSEE in "as is" condition and without any other warranty or representation from LESSOR. The LESSOR shall not be liable for any failure to deliver possession of the Leased Premises or any other space due to the holdover or unlawful possession of such space by any party. In such event, the Commencement Date for such space shall be postponed until the date LESSOR delivers possession of the Leased Premises to LESSEE free from occupancy by any party. The LESSOR will keep and maintain LESSEE in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this lease. However, in an event wherein the Tenancy is interrupted or terminated as a result of *Force Majeure* or other act beyond the control of the LESSOR, as defined in paragraph 28, shall not render LESSOR liable to LESSEE, constitute a constructive eviction of LESSEE, give rise to an abatement of Rent, nor relieve LESSEE from the obligation to fulfill any covenant or agreement.
- 13. UTILITIES** LESSEE shall pay, as they become due, all bills for electricity and gas (whether they are used for furnishing heat or other purposes) that are furnished to the Leased Premises and presently separately metered. LESSOR shall provide HVAC, lighting, water, and sewer services for the common areas. LESSOR shall have no obligation to provide utilities or equipment other than the utilities and equipment within the premises as the commencement date of this lease. In the event LESSEE requires additional utilities or equipment, the installation and maintenance thereof shall be the LESSEE's sole obligation, provided that such installation shall be subject to the written consent of the LESSOR. LESSOR shall have no liability for non-delivery or interruption of utilities to LESSEE and LESSEE shall have no right to abate Rent on account of same.
- 14. MAINTENANCE** The LESSEE agrees to maintain the Leased Premises in good condition, damage by fire and other casualty only excepted, and whenever necessary, to replace glass, acknowledging that the Leased Premises are now in good order and the glass whole. The LESSEE shall be responsible for cleaning and changing filters on the suite's dedicated HVAC unit and shall not permit the Leased Premises to be overloaded, damaged, stripped, or defaced, nor suffer any waste. LESSEE shall obtain written consent of LESSOR before erecting any sign on the premises. The LESSOR agrees to maintain the structure of the building of which the Leased Premises are a part in the same condition as it is at the commencement of the term, reasonable wear and tear, damage by fire and other casualty only excepted, unless such maintenance is required because of

the LESSEE or those whose conduct the LESSEE is legally responsible. LESSOR shall provide cleaning or janitorial services for the common areas according to the custom and practice for premises of similar type and size.

**15. ALTERATIONS
OR ADDITIONS**

The LESSEE shall not make structural alterations or additions to the Leased Premises, but may make non-structural alterations provided the LESSOR consents thereto in writing, which consent shall not be unreasonably withheld or delayed. All such allowed alterations shall be at LESSEE's expense and shall be in quality at least equal to the present construction. LESSEE shall not permit any mechanics' liens, or similar liens to remain upon the Leased Premises for labor and material furnished to LESSEE or claimed to have been furnished to LESSEE in connection with work of any character performed or claimed to have been performed at the direction of LESSEE and shall cause any such lien to be released of record forthwith without cost to LESSOR. Any alterations or improvements made by the LESSEE shall become the property of the LESSOR at the termination of occupancy as provided herein.

**16. ASSIGNMENT &
SUBLEASING**

The LESSEE shall not assign or sublet the whole or any part of the leased premises without LESSOR's prior written consent. Notwithstanding such consent, LESSEE shall remain liable to LESSOR for the payment of all rent and for the full performance of the covenants and conditions of this lease.

17. SUBORDINATION

This lease shall be subject and subordinate to any and all mortgages, master leases, deeds of trust and other instruments in the nature of a mortgage, now or at any time hereafter, a lien or liens on the property of which the leased premises are a part and the LESSEE shall, when requested, promptly execute and deliver such written instruments as shall be necessary to show the subordination of this lease to said mortgages, deeds of trust or other such instruments in the nature of a mortgage.

18. LESSOR'S ACCESS

The LESSOR or agents of the LESSOR may, with one (1) business day advanced notice to the LESSEE, and at reasonable times, enter to view the Leased Premises and may remove placards and signs not approved and affixed as herein provided, and make repairs and alterations as LESSOR should elect to do and may show the leased premises to others, with one (1) business day advanced notice to the LESSEE within three (3) months before the expiration of the term. LESSOR shall provide LESSEE with reasonable prior verbal notice before entry, except that notice is not required in case of emergency, as determined in LESSOR's sole discretion. Entry by LESSOR shall neither constitute a constructive eviction nor entitle LESSEE to an abatement or reduction of Rent.

**19. INDEMNIFICATION
AND WAIVER**

LESSEE hereby waives all claims against and releases LESSOR and its officers, directors, employees, trustees, beneficiaries, partners, mortgagees and each of their successors and assigns from all claims for any injury to or

death of persons, damage to property or business loss in any manner related to: a) any act of a third party; b) any act of God; c) bursting or leaking of any tank, pipe, drain or plumbing fixture; d) failure of any security service, personnel or equipment; or e) any *Force Majeure* or other matter outside of the reasonable control of LESSOR. Except to the extent caused by the negligent or willful misconduct of LESSOR, LESSEE agrees to indemnify, defend and hold LESSOR harmless from all claims, debts, demands, liabilities, obligations, damages, penalties, costs and expenses, including, without limitation, reasonable attorneys' fees and expenses, that may be imposed by or against LESSOR arising out of or in connection with any damage or injury occurring in the Leased Premises or any acts or omissions of LESSEE or any of LESSEE's guests, invitees, assignees, subleasees, contractors or licensees.

20. LESSEE'S LIABILITY

INSURANCE

LESSEE shall maintain insurance acceptable to the LESSOR in full force and effect throughout the term of this Lease, including any extension thereto. The policy or policies of insurance maintained by the LESSEE shall provide Combined Single Limit Coverage (bodily injury and property damage) in the amount of at least one million dollars (\$1,000,000) per occurrence. Each commercial general liability insurance policy shall name LESSOR (or its successors and assignees) and their respective officers, directors, employees, and agents, as additional named insureds. All policies of LESSEE's Insurance shall contain endorsements that the insurer(s) shall give LESSOR and its designees at least thirty (30) days' advance written notice of any cancellation, termination, material change or lapse of insurance. LESSEE shall provide LESSOR with a certificate of insurance evidencing LESSEE's Insurance no later than the Commencement Date or the date LESSEE is provided with possession of the Premises, whichever is earlier. During the Term the LESSEE shall provide evidence of renewal or existence of such insurance as necessary to assure that LESSOR always has current certificates evidencing LESSEE's Insurance.

21. FIRE INSURANCE The LESSEE shall not permit any use of the leased premises which will make voidable any insurance on the property of which the leased premises are a part, or on the contents of said property or which shall be contrary to any law or regulation from time to time established by the New England Fire Insurance Rating Association, or any similar body succeeding to its powers. The LESSEE shall on demand reimburse the LESSOR, and all other LESSEES, all extra insurance premiums caused by the LESSEE's use of the premises.

22. SUBROGATION LESSOR and LESSEE hereby waive and shall cause their respective insurance carriers to waive any and all causes of action, claims, actions and rights of recovery against the other for any loss or damage with respect to LESSEE'S personal property, leasehold improvements, the structure in which the Leased Premises is located, the Leased Premises or any contents thereof, including rights, claims, actions and causes of action based on negligence, which loss or

damage is (or would have been, had the insurance required by this Lease been obtained) covered by insurance.

23. EMINENT DOMAIN

& FIRE CASUALTY Should a substantial portion of the Leased Premises, or of the property of which they are a part, be substantially damaged by fire or other casualty, or be taken by eminent domain, the LESSOR may elect to terminate this lease. When such fire, casualty, or taking renders the leased premises substantially unsuitable for their intended use, a just and proportionate abatement of rent shall be made, and the LESSEE may elect to terminate this lease if:

- (a) The LESSOR fails to give written notice within thirty (30) days of intention to restore leased premises, or
- (b) The LESSOR fails to restore the leased premises to a condition substantially suitable for their intended use within ninety (90) days of said fire, casualty or taking. The LESSOR reserves, and the LESSEE grants to the LESSOR, all rights which the LESSEE may have for damages or injury to the leased premises for any taking by eminent domain, except for damage to the LESSEE's fixtures, property, or equipment.

24. BANKRUPTCY & DEFAULT

In the event that:

- (a) The LESSEE shall default in the payment of any installment of rent or other sum herein specified and such default shall continue for thirty (30) days after written notice thereof; or
- (b) The LESSEE shall default in the observance or performance of any other of the LESSEE's covenants, agreements, or obligations hereunder and such default shall not be corrected within thirty (30) days after written notice thereof; or
- (c) The LESSEE shall be declared bankrupt or insolvent according to law, or, if any assignment shall be made of LESSEE's property for the benefit for creditors,

then the LESSOR shall have the right thereafter, which such default continues, to re-enter and take complete possession of the leased premises, to declare the term of this lease ended, and remove the LESSEE's effects, without prejudice to any remedies which might be otherwise used for arrears of rent or other default. The LESSEE shall indemnify the LESSOR against all loss of rent and other payments which the LESSOR may incur by reason of such termination during the residue of the term. If the LESSEE shall default, after reasonable notice thereof, in the observance or performance of any conditions or covenants on LESSEE's part to be observed or performed under or by virtue of any of the provisions in any article of this lease, the LESSOR, without being under any obligation to do so and without thereby waiving such default, may remedy such default for the account and at the expense of the LESSEE. If the LESSOR makes any expenditures or incurs any obligations for the payment of money in connection therewith, including but not limited to, reasonable attorney's fees in instituting, prosecuting or defending any action or

proceeding, such sums paid or obligations insured, with interest at the rate of per cent per annum and costs, shall be paid to the LESSOR by the LESSEE as additional rent.

25. NOTICE

Any notice from the LESSOR to the LESSEE relating to the Leased Premises or to the occupancy thereof, shall be deemed duly served, if left at the leased premises addressed to the LESSEE, or if mailed to the leased premises, registered or certified mail, return receipt requested, postage prepaid, addressed to the LESSEE. Any notice from the LESSEE to the LESSOR relating to the Leased Premises or to the occupancy thereof shall be deemed duly served, if mailed to the LESSOR by registered or certified mail, return receipt requested, postage prepaid addressed to the LESSOR at such address as the LESSOR may from time to time advise in writing. All rent notices shall be paid and sent to the LESSOR at the agreed mailing address.

26. SURRENDER

The LESSEE shall at the expiration or other termination of this lease remove all LESSEE's goods and effects from the leased premises, (including, without hereby limiting the generality of the foregoing, all signs and lettering affixed or painted by the LESSEE, either inside or outside the leased premises). LESSEE shall deliver to the LESSOR the leased premises and all keys, locks thereto, and other fixtures connected therewith and all alterations and additions made to or upon the leased premises, in good condition, damage by fire or other casualty only excepted. In the event of the LESSEE's failure to remove any of LESSEE's property from the premises, LESSOR is hereby authorized, without liability to LESSEE for loss or damage thereto, and at the sole risk of LESSEE, to remove and store any of the property at LESSEE's expense, or to retain same under LESSOR's control or to sell at public or private sale, without notice any or all of the property not so removed and to apply the net proceeds of such sale to the payment of any sum due hereunder, or to destroy such property.

27. WAIVER

No waiver of any default of LESSOR or LESSEE herein shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent herein stated. One or more waivers by LESSOR or LESSEE shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

28. MISCELLANEOUS:

1) **Time / Force Majeure.** Time is of the essence of each provision of this Lease. The failure or delay of either party to declare a default immediately upon its occurrence or a delay in taking action for a default shall not constitute a waiver. Whenever a period of time is prescribed for the taking of an action by LESSOR or LESSEE (other than the payment of the Security Deposit or Rent), the period of time for the performance of such action shall be extended by the number of days that the performance is actually delayed due to strikes, acts of God, shortages of labor or materials, war, terrorist acts, civil disturbances and other causes beyond the reasonable control of the performing party ("*Force Majeure*"). *Force Majeure* does not include financial difficulties of a party.

2) **Attorneys' Fees / Costs Of Suit.** If either party commences suit for violation of or to enforce any covenant, term or condition of this Lease, the prevailing party shall be entitled to reasonable attorneys' fees, costs and expenses. LESSOR and LESSEE hereby waive any right to trial by jury in any proceeding based upon a breach of this Lease.

3) **Sale / Assignment.** LESSOR shall have the right to transfer and assign, in whole or in part, all of its ownership interest, rights and obligations in the Lease, including the Security Deposit, and upon transfer LESSOR shall be released from any further obligations hereunder, and LESSEE agrees to look solely to the successor in interest of LESSOR for the performance of such obligations and the return of any Security Deposit.

4) **Entire Agreement.** This Lease constitutes the entire agreement between the parties and supersedes all prior agreements and understandings related to the Premises. This Lease may be modified only by a written agreement signed by LESSOR and LESSEE. This Lease shall be interpreted and enforced in accordance with the Laws of the Commonwealth of Massachusetts.

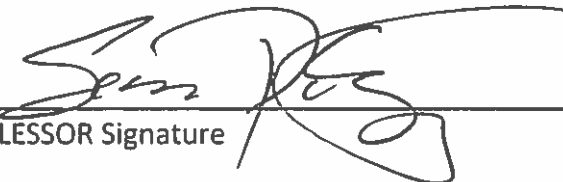
5) **Executive Order 13224.** LESSEE represents and warrants to LESSOR that each individual executing this Lease on behalf of LESSEE is authorized to do so on behalf of LESSEE and that LESSEE is not, and the entities or individuals constituting LESSEE or which may own or control LESSEE or which may be owned or controlled by LESSEE are not, among the individuals or entities identified on any list compiled pursuant to Executive Order 13224 for the purpose of identifying suspected terrorists.

UPON WITNESS WHEREOF, the said parties hereunto set their hands and seals this
21st day of May, 2018.

Sean S. Padgett, The Grafton Townhouse LLC
LESSEE


LESSEE Signature

Sean S. Padgett, One Grafton Common LLC
LESSOR


LESSOR Signature



BOARD OF ASSESSORS

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1165 • FAX (508) 839-4602
www.grafton-ma.gov

RECEIVED

JUN 18 2018

**GRAFTON
ASSESSORS**

27 mailed certified @ \$6.67/ea.
\$180.09

Request for Abutters List

Date of Request: June 18, 2018 Date List Needed: June 20, 2018

Requested by: Becca Meekins Phone: 508-839-5335 x 1137

Name of Property Owner: Town of Grafton, MA 01519

Street Address of Property: One Grafton Common, Grafton, MA 01519

Map: _____ Block: _____ Lot: _____

REASON FOR LIST:

| | | |
|--|-----------|-------------|
| Hearing before the Zoning Board of Appeals | Yes _____ | No <u>✓</u> |
| Hearing before the Planning Board | Yes _____ | No <u>✓</u> |
| Hearing before the Conservation Commission | Yes _____ | No <u>✓</u> |

Other: Board of Selectmen Public Hearing

REASON FOR HEARING - (please check)

Variance _____ Scenic Road _____ Title 5 _____ Special Permit _____ Subdivision _____

Other: Liquor License Application

RADIUS FOR ABUTTERS - (please check one)

Immediate _____ 300 Feet ✓ Upon, along, across or under: _____

LABELS

Two Sets of Labels will be provided if needed: Yes _____ No ✓
(Planning Board requires 2 sets of Labels)

Date List Prepared: 6-18-18 Office Use Only Address Labels Prepared: KOB

Fee Charged: \$ _____ Amt. Paid: _____ \$ Date: _____

Check: # _____ Cash: \$ _____ Money Order: \$ _____

6/18/2018

1 Grafton Common

Map 74 Lot 72

| ID | Site Address | Owner Name | Co-Owner Name | Owner Address | Owner City | Owner Zip | Book | Page |
|-----------------------|--------------------|-----------------------------|--------------------------|--------------------------------|----------------|---------------|-------|------|
| 110/065.0-0000-0045.0 | 3 GILBERT COURT | OTIEY BRADY P | | 308 CENTRAL STREET | HUDSON | MA 01749 | 48107 | 333 |
| 110/065.0-0000-0048.0 | 5 WORCESTER STREE | NEW ENGLAND TELEPHONE CO | VERIZON | P.O. BOX 2749 | ADDISON | TX 75001 | 4569 | 11 |
| 110/065.0-0000-0049.0 | 7 WORCESTER STREE | OTIEY BRADY P | | 343 COMMERCIAL STREET UNIT 60 | BOSTON | MA 02109 | 48107 | 329 |
| 110/065.0-0000-0099.0 | 10 WORCESTER STREE | REDDEN KENNETH O | REDDEN WANDA | 10 WORCESTER STREET | MA | MA 01519 | 17862 | 106 |
| 110/065.0-0000-0100.0 | 8 WORCESTER STREE | BUSHEL LLC | | 26 CREEPER HILL ROAD | N GRAFTON | MA 01536 | 56736 | 180 |
| 110/065.0-0000-0101.0 | 6 WORCESTER STREE | CARROLL CONNIE LEE | | 6 WORCESTER STREET | GRAFTON | MA 01519 | 52442 | 108 |
| 110/065.0-0000-0102.0 | 4 WORCESTER STREE | OFF THE COMMONS ANTIQUES LI | | 4 WORCESTER STREET | GRAFTON | MA 01519 | 56950 | 54 |
| 110/065.0-0000-0103.0 | 3 NORTH STREET | ANDES REALTY MANAGEMENT LL | | 33 LYMAN STREET UNIT 203A | WESTBOROUGH MA | MA 01581 | 50657 | 72 |
| 110/065.0-0000-0104.0 | 5 NORTH STREET | IDE REGINALD S | IDE SHEILA M | 136 UPTON STREET | GRAFTON | MA 01519-1425 | 5325 | 184 |
| 110/065.0-0000-0105.0 | 7 NORTH STREET | HAGGERTY MICHAEL P | | 9 NORTH STREET | GRAFTON | MA 01519 | 35434 | 289 |
| 110/065.0-0000-0150.0 | 8 NORTH STREET | MURADIAN DAVID K JR | MURADIAN JESSICA LYN | 8 NORTH STREET | GRAFTON | MA 01519 | 57223 | 287 |
| 110/074.0-0000-0066.0 | 2 OAK STREET | SMITH JUDY A | | P O BOX 372 | GRAFTON | MA 01519-0381 | 7518 | 134 |
| 110/074.0-0000-0068.0 | 12 GRAFTON COMMON | COLBERT ELIZABETH M | TRUSTEE CEM REALTY TRUST | 12 GRAFTON COMMON | GRAFTON | MA 01519 | 43560 | 379 |
| 110/074.0-0000-0069.0 | 10 GRAFTON COMMON | MCMANUS MICHAEL J | | PO BOX 375 | GRAFTON | MA 01519 | 38621 | 209 |
| 110/074.0-0000-0070.0 | 8 GRAFTON COMMON | GREEN BLOCK PROPERTIES LLC | | P.O. BOX 165 | GRAFTON | MA 01519 | 54554 | 152 |
| 110/074.0-0000-0071.0 | 3 WORCESTER STREE | GRAFTON TOWN OF | CENTER FIRE STATION | 30 PROVIDENCE ROAD | GRAFTON | MA 01519-1186 | 2782 | 301 |
| 110/074.0-0000-0072.0 | 1 GRAFTON COMMON | GRAFTON TOWN OF | OLD TOWN HALL | 30 PROVIDENCE ROAD | GRAFTON | MA 01519-1186 | 1145 | 441 |
| 110/074.0-0000-0072.B | 12 | GRAFTON TOWN OF | | 1 GRAFTON COMMON UNIT 11 | GRAFTON | MA 01519-1186 | 1145 | 441 |
| 110/074.0-0000-0072.C | 13 | GRAFTON TOWN OF | | 1 GRAFTON COMMON COURT | PARK CITY | UT 84098 | 1145 | 441 |
| 110/074.0-0000-0072.D | 14 | GRAFTON TOWN OF | | 1 GRAFTON COMMON UNIT 13 | GRAFTON | MA 01519-1186 | 1145 | 441 |
| 110/074.0-0000-0072.E | 15 | GRAFTON TOWN OF | | 1 GRAFTON COMMON COURT | PARK CITY | UT 84098 | 1145 | 441 |
| 110/074.0-0000-0072.G | 22 | GRAFTON TOWN OF | | 1 GRAFTON COMMON | GRAFTON | MA 01519 | 1145 | 441 |
| 110/074.0-0000-0072.J | 16 | GRAFTON TOWN OF | | 1 GRAFTON COMMON UNIT 15 | GRAFTON | MA 01519 | 1145 | 441 |
| 110/074.0-0000-0072.J | 1 L1 | GRAFTON COMMON | | 1 GRAFTON HISTORIC P.O. BOX 75 | GRAFTON | MA 01519 | 293 | 65 |
| 110/074.0-0000-0073.0 | 3 GRAFTON COMMON | UNITARIAN SOCIETY CHURCH | | PO BOX 102 | GRAFTON | MA 01519 | 54477 | 78 |
| 110/074.0-0000-0074.0 | 1 NORTH STREET | DIGIMO MANAGEMENT LLC | OPAROWSKI SUZANNE | 72 OLIVIA DRIVE | NORTHBRIDGE | MA 01534 | 20964 | 111 |
| 110/074.0-0000-0075.0 | 6 NORTH STREET | OPAROWSKI PAUL J | | 16 NORTH STREET | GRAFTON | MA 01519 | 22732 | 005 |
| 110/074.0-0000-0076.0 | 4 NORTH STREET | O'HARA MARY F | | 4 NORTH STREET | GRAFTON | MA 01519-1215 | 23074 | 368 |
| 110/074.0-0000-0077.0 | 2 NORTH STREET | O'HARA MARY F | | P O BOX 565 | GRAFTON | MA 01519-0565 | 13080 | 1 |
| 110/074.0-0000-0079.0 | 21 GRAFTON COMMON | MAGILL JOHN H | | 25 GRAFTON COMMON | GRAFTON | MA 01519 | 54667 | 59 |
| 110/074.0-0000-0080.0 | 25 GRAFTON COMMON | JJH INVESTMENTS INC | | | GRAFTON | MA 01519 | 47385 | 332 |
| 110/074.0-0000-0124.0 | 28 GRAFTON COMMON | FOCHT BARBARA RUGO & FOCHT | 28 GRAFTON COMMON | F 31 SIBLEY STREET | GRAFTON | MA 01519 | | |


Kenneth M. O'Brien,
Data Collector

Rebecca Meekins

From: Bradford Barnet
Sent: Thursday, July 12, 2018 4:17 PM
To: meekinsr@graffton-ma.gov
Subject: 1 Grafton Common

Dear Asst Town Manager Meekins,

I am writing to voice my support of Brook Padgett and his endeavor to start a bar at 1 Grafton Common. I live in Sutton (after living in Grafton for five years) and continue to work at Tufts in Grafton. I believe Brook Padgett to be a man of integrity. As a wonderful landlord, he is a great asset to Tufts vet students. Should he establish a bar in Grafton in the near future, I anticipate my future patronage.

I appreciate your time,
Bradford Barnet

Rebecca Meekins

From: Mary Fritz
Sent: Friday, July 13, 2018 12:30 PM
To: rebecca meekins
Subject: Proposed One Grafton Common Bar

Dear Ms. Meekins,

I am writing a letter of support for the proposed bar at One Grafton Common. I am a life-long resident. When I was young, there were far less residents in the town, yet more eating/drinking establishments to choose from; so, I believe multiple choices/options in town will be good for the entire population. And, the addition of a neighborhood style bar at the Common seems to be in keeping with the small-time feel that we all hope and want to preserve in Grafton. I recommend the Board grant a liquor license for this proposed establishment.

Thank you.

Mary Fritz
16 North Street
Grafton, MA 01519

Rebecca Meekins

From: Ed Fritz
Sent: Thursday, July 12, 2018 3:35 PM
To: meekinsr@graffton-ma.gov
Subject: Proposed Bar - 1 Grafton Common

Good Afternoon Ms. Meekins,

I wanted to take this opportunity to inform you of my full support of the proposed bar/pub located at 1 Grafton Common. I have been a member of the Grafton Community for over 24 years and in that time seen the development of the Grafton Common and surrounding businesses. This addition to the Common will not only bring additional commerce to the town, but will create a gathering place that will further foster community spirit! I ask the Board of Selectmen to grant a liquor license for this bar, and allow this project to be realized.

Thank you,

Ed Fritz
16 North Street
Grafton, Ma. 01519

Rebecca Meekins

From: Steve Miller
Sent: Friday, July 13, 2018 9:39 AM
To: meekinsr@graffton-ma.gov
Subject: 1 Grafton Common

Importance: High

Dear Ms. Meekins,

I am writing this email to express my support for the proposed bar going in at 1 Grafton Common. I have been a resident of Grafton for the last 20 years and have noticed a shortage of restaurants and bars in town. In my opinion, Grafton needs more establishments like the one proposed that allow Grafton residents to have a local place to meet and to allow residents from surrounding towns to spend their disposable income here. I do know that many of my neighbors and friends also feel this way about the shortage of restaurants and bars in town. This approval will be looked upon very favorably by many. Please feel free to reach out to me if you have any questions. Thanks,

Steve & Kathi Miller
18 Stoneybrook Road

Stephen Miller | Chief Commercial Officer | Precipio, Inc.
Tel: 617.899.8627 | Fax: 203.901.1289 | <http://www.precipiodx.com>



Please consider the environment before printing this email!

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Rebecca Meekins

From: Todd Paulauskas
Sent: Thursday, July 12, 2018 6:41 PM
To: meekinsr@grifton-ma.gov
Subject: Support of proposed bar

Ms. Meekins, I am writing you this brief email to express my full support for the proposed bar going in at 1 Grafton Common.

I've been a Grafton resident for almost 20 years, and strongly feel that Grafton really needs this establishment to be approved and fully licensed to open. I know that myself and my friends are really looking for a different experience in town - a relaxed environment where we can congregate and socialize after Thursday night basketball games we play and on the weekends. Grafton needs a new place that offers that kind of environment. I would really appreciate no longer having to go to Millbury, Shrewsbury, Westborough or Worcester to find the kind of place the bar at 1 Grafton Common proposes to be. Yes we have existing places in Grafton, but for numerous and various reasons, they don't offer the experience many of us are looking to enjoy.

I have known Brook Padgett for a long time and he shares the same ideals and sentiments as myself and my friends in town. I think Brook will do a great job with this new establishment, and I know we're all looking forward to the day it opens.

Thank you for your consideration.
Todd Paulauskas

Sent from my iPhone 7 Plus

Rebecca Meekins

From: Chris Rogers
Sent: Thursday, July 12, 2018 3:57 PM
To: meekinsr@graffton-ma.gov
Subject: Proposed Bar at 1 Grafton Common

Dear Ms. Meekins,

I'm writing to express my full support of the proposed bar being considered for 1 Grafton Common. I have lived in Grafton for 13 years and I think a gathering spot like this would be a great addition to the Grafton community. In my opinion, it's small businesses like this that add to the character of our town and make Grafton a great place to live.

I strongly urge to Board of Selectman to grant the liquor license and enable this project to move forward.

Thank you,

Chris Rogers
2 Autumn Harvest Court
Grafton, MA 01519

Rebecca Meekins

From: Darren Driver
Sent: Friday, July 13, 2018 1:59 PM
To: meekinsr@graffton-ma.gov

Good Afternoon Ms. Meekins,

Thank you for taking the time to evaluate the proposal of 1 Grafton Common. It is my pleasure, to inform you, I fully support the proposed bar/pub located at 1 Grafton Common. I have been a member of the Grafton Community for over 38 years and a grafuate of Grafton Memorial High School. This addition to the Common will not only bring additional commerce to the town, but will create a gathering place that will further foster community spirit! I ask the Board of Selectmen to grant a liquor license for this bar, and allow this project to be realized.

Thanks Again,
Darren Driver

Rebecca Meekins

From: Ron Montvitt Jr
Sent: Friday, July 13, 2018 1:01 PM
To: meekinsr@graston-ma.gov
Subject: Proposed bar @ 1 Grafton Common

Good afternoon Ms Meekins,

The purpose of my writing to you today is to support the granting of a liquor license to a small business that will bring commerce to the town of Grafton. I fully support the proposed bar/pub located at 1 Grafton Common.

In the 14 years I have lived in Grafton it has grown exponentially. Given that the options for going out in Grafton is limited, people are bringing their business to surrounding towns. This addition to the Common will bring additional commerce to the town and create a gathering place that will foster community spirit.

Again, I support the granting of a liquor license to 1 Grafton Common and ask that our Board of Selectmen do the same.

Best Regards,

Ron Montvitt
80 Milford Rd
Grafton, MA

Rebecca Meekins

From: Elizabeth Coveney
Sent: Friday, July 13, 2018 12:57 PM
To: meekinsr@graffton-ma.gov
Subject: Recommendation and support

Dear Ms. Meekins and The Board of Selectmen,

As a member of the Grafton Center neighborhood I wanted to communicate my support of the proposed pub at One Grafton Common. It has been so encouraging to see the development of the commercial district around the Common. Through this increase in industry the town of Grafton demonstrates its vibrancy and willingness to grow. I respectfully ask the Board of Selectmen to grant a liquor license for this establishment and to allow the continuation of development for the community.

Thank you in advance for your consideration.
Elizabeth

Elizabeth Coveney
17 Worcester Street
Grafton, MA 01519

Classified - Confidential

CONFIDENTIALITY NOTICE

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Rebecca Meekins

From: Chris Duplessis
Sent: Friday, July 13, 2018 2:18 PM
To: meekinsr@graffton-ma.gov
Subject: Proposed Bar in Grafton common

Dear Ms. Meekins,

I am writing this letter to support the proposed bar at one Grafton common. As a resident of Grafton for 16 years, this is something that I feel would be a great addition to the common area. This is an opportunity to have a meeting place for friends and strangers alike to come together to bond and discuss all things Grafton.

Thanks for your time.

Chris Duplessis
12 Oak Ridge Lane

Thanks,
Chris Duplessis

Sent from my iPhone

PRENTICE STREET 40B – Sotire Papalilo

Board of Selectmen Appointments: Election Worker – Laura Didio

MOTION:

I move the board vote to appoint Laura Didio as an Election Worker.

NOTES: The Town Clerk is in support of this appointment



TOWN CLERK

Kandy L. Lavallee
Town Clerk

Sargon Hanna
Board of Selectmen Chair
30 Providence Road
Grafton, MA 01519

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1195
www.grafton-ma.gov
email: clerks@grafton-ma.gov



Dear Mr. Hanna,

I would like to recommend the appointment of the following individual as an Election Worker for the Town of Grafton:

Laura A. Didio
4 Nichols Drive
Grafton, MA 01519

Thank you,

Kandy L. Lavallee
Town Clerk

Board of Selectmen Appointments: Registrar of Voters – Eric Swenson

MOTION:

I move the board vote to appoint Eric Swenson as a Registrar of Voters.

NOTES: The Town Clerk has confirmed Eric meets the criteria for Registrar and she is in support of this appointment



Grafton, MA

30 Providence Road

Phone: 508-839-5335

Citizen Activity Form

Good Government Starts with You

Date Submitted: July 11, 2018

Name: Eric W Swenson

Home Address: 59 Depot Street
Grafton MA 01560

Mailing Address: 59 Depot Street
Grafton MA 01560

Phone Number(s): (774)276-0515 - Cell

Email Address: eswen88@gmail.com

Current Occupation/Employer: Enterprise Account Executive / Salesforce.com

Narrative: I met Tim at a Planning Board meeting during the winter that held a public hearing on recreational marijuana zoning. Tim gave me his card and encouraged me to get involved with Town Government. I am taking that first step now by applying to contribute on the Board of Registrars of Voters, Capital Improvement Planning Committee, and the Cultural Council. I am available on most weeknights and weekends. I feel I bring a well-rounded, fresh perspective to the table that could be valuable to the Town. I have lived in Grafton for 1 year after purchasing my first home, but I grew up in Millbury, living in the Blackstone Valley for around 20 years. I have been involved in politics my whole adult life and I'm passionate about voter participation. I studied Political Science in college. I'm an Enterprise Account Executive at Salesforce, a Cloud Software company. As part of my job, I help customers figure out how to spend limited budget resources on the highest ROI-driving projects/products. My customers have \$10M+ IT budgets and I have closed multiple six-figure deals in my career. I feel this experience would be valuable to the Capital Improvement Planning Committee, particularly if the town needs to negotiate. Finally, I am passionate about the town having a great historical, rich, yet inclusive culture, thus my interest in joining the Cultural Council. I want to serve and get involved in the first town I've ever bought a home in and can start immediately. I am happy to talk to anyone if they have any questions, and look forward to your response.

Board(s) / Committee(s): ☐ BOARD OF REGISTRARS OF VOTERS
☐ CAPITAL IMPROVEMENT PLANNING COMMITTEE
☐ CULTURAL COUNCIL

NEW BUSINESS – St. Andrews Episcopal Church / Recreational Facility

As you may be aware, St. Andrews Church in North Grafton merged with another church in Sutton. The St. Andrews Church has been put up for sale as a result. Andy Deschenes approached the realtor about this located as a potential temporary space for the Grafton Library during the renovations.

At the same time, the Recreation Commission/Department has been researching the potential of utilizing the St. Andrews Church space as a Recreation Center. The purpose of this conversation today is to discuss all our options relative to St. Andrews Church and determine the best course of action moving forward based on the Town's needs.

NEW BUSINESS: One Day Beer and Wine License – Shannon Catino

Shannon Catino, James Hunter and Anzio's Mobil Pizza are organizing a Corn Hole Tournament (charity event) on the Common on August 19th. Shannon has applied for a One Day Beer and Wine license. She is tips certified currently working as a bartender. Mr. Hunter will be present to answer any questions you may have. This license is not associated with the Inn, and will be in the name of Shannon Catino only.

MOTION:

I move the board vote to approve the one day beer and wine license for August 19, 2018 in the name of Shannon Catino.

July 17, 2018



COMMONWEALTH OF MASSACHUSETTS

TOWN OF GRAFTON

APPLICATION FOR LICENSE

The undersigned hereby applies for a License in accordance with the provisions of the Statutes relating thereto: (FULL NAME OF PERSON, FIRM OR CORPORATION MAKING APPLICATION):

SHANNON CATINO

SPECIAL NOTICE. If you use scales or measures, you must have these devices tested annually by the Sealer of Weights and Measures in accordance with Chapter 9B of the Massachusetts General Laws.

AUGUST 19, 2018

Date(s) for one day events

GRAFTON COMMON

Location

To the Honorable Board of Selectmen; Town of Grafton, Massachusetts

I hereby respectfully submit an application(s) for a license as indicated by (X), for which the fee is enclosed.

- | | |
|---|--|
| <input type="checkbox"/> Garage Class _____ (\$100) | <input type="checkbox"/> Music (\$10) |
| <input type="checkbox"/> Hawkers/Peddler (\$25.00) | <input type="checkbox"/> Common Victuallers (\$25) |
| <input type="checkbox"/> Pool Room, 1 table(s) at (\$25) each | <input type="checkbox"/> Innholders (\$25) |
| <input type="checkbox"/> Bowling, _____ alleys at (\$25) each | <input checked="" type="checkbox"/> One Day Beer & Wine (\$25) |
| <input type="checkbox"/> Auctioneer (\$25) | <input type="checkbox"/> One Day All Alcoholic (\$25) |
| <input type="checkbox"/> One Day Auctioneer (\$10) | <input type="checkbox"/> Second Hand Articles (\$40) |
| <input type="checkbox"/> Pinball (\$30). Include name and manufacturer of machine below. If more space is needed, please use reverse side | |

Business Name:

SHANNON CATINO

License Holders Name/Title:

Business Address:

4 ENGLISH ROW

Residential Address:

S. GRAFTON MA 01560

Phone Number & Email Address:

508 887 6654

PLEASE COMPLETE THE REVERSE SIDE
Incomplete applications will not be processed

Pursuant to Massachusetts General Laws, Chapter 62C, Section 49A. I certify under the penalties of perjury that, to my best knowledge and belief, I have filed all State tax returns and paid all State taxes required under law.

SHANNON CATINO

(Print) Name (of individual or Corporation as applicable)

4 ENGLISH ROW

Street Address

S, GRAFTON

MA

01560

City/Town

State

Zip Code

Shannon Catino

* Signature of Individual or
Corporate Name (mandatory)

Re: Corporate Officer
(mandatory, if applicable)

029-58-6267

Social Security No. (voluntary) or
Federal Identification Number

This license will not be issued unless this certification clause is signed by the applicant.

Your Social Security/Fed ID number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Mass. G.L. c 62s. 49A.

Date:

7-10-18

cji/TPM

Congratulations!

This card certifies that you have successfully completed the TIPS (Training for Intervention ProcedureS) program. We value your participation and dedication to the responsible sale, service, and consumption of alcohol.

By using the techniques you have learned, you will help to provide a safer environment for your patrons, peers, and colleagues and reduce the tragedies resulting from intoxication, underage drinking, and drunk driving.

If you have any information you think would enhance the TIPS program, or if we can assist you in any way, please contact us at 800-438-8477.



Sincerely,

A handwritten signature in cursive script, likely belonging to Adam F. Chafetz.

Adam F. Chafetz
HPI President

TIPS Certification Card. Carry it with you as proof of your TIPS certification.

ID#: 4786662 Name: SHANNON CATINO

Exam Date: 4/8/2018

Expiration Date: 4/8/2021



On Premise

CERTIFIED

Issued: 4/30/2018

ID#: 4786662

Expires: 4/8/2021

SHANNON CATINO

4 Englishrow

Saundersville, MA 01560

For service visit us online at www.gettips.com
TIPS Trainer: Kimberly Landry, 45375



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 180 • FAX (508) 839-4602
www.grafton-ma.gov

GRAFTON COMMON
Application for the Use of Facilities

- Applicant is responsible for following the "Grafton Common Use of Facilities Rules and Fee Schedule."
- Certain events will require additional approval by the Office of the Town Administrator.
- Please allow up to 7 business days for approval and processing. Please plan accordingly.
- All fees must be paid in full at the time of booking. Dates will not be held in reserve over the phone.
- Non-profit organizations are required to submit proof of their status and proof of liability insurance at the time of application.
- Application and fees are to be submitted to the Office of the Town Administrator.
- *Please submit two checks – one for the use fee and one for the security deposit. Make checks payable to the "Town of Grafton"*

Applicant: Name of Organization: THE GRAFTON INN

Website (if applicable): THEGRAFTONINNMA.COM

Name (please print) JAMES HUNTER

Address 25 GRAFTON COMMON

City GRAFTON State MA Zip 01519

Home Phone: 508 726 9394 Cell Phone _____

Email Address: JHUNTER866@GMAIL.COM

Purpose for Request: CORNHOLE TOURNAMENT

Name of Person in Charge the Day of the Event JAMES HUNTER

Home Phone: 508 726 9394 Cell Phone: _____

Email Address: _____

Date Requested:

First Choice AUGUST 19, 2018 from NOON to 6 PM

Second Choice _____ from _____ to _____

Anticipated Number of Guests / Attendees 80 Admission Charge Per Person \$20

Reason Money is Being Raised CHARITY

Request for Animals:

- No -

Yes: I have read Article 12, Section 11B of the General Bylaws and will make application through the Office of the Town Administrator prior to the event.

GRAFTON COMMON
Application for the Use of Facilities

Page 2

Use of Outside Services and Equipment – please check off all that apply to your event:

- ✓ Vendor, Food (list) ANZIOS MOBILE PIZZA OVEN
- ✓ Vendor, Other (list) PORTABLE TOILETS
- Other (list): _____

By signing this Use of Facilities form, I agree to the rules stated and agree to be responsible for the activity and function stated on this form. I understand that I am responsible for enforcing these rules and making sure that grounds are clean after we are done. Failure to do so will result in loss of future reservations privileges and/or security deposit. I understand that the Town reserves the right to change, alter, or cancel this reservation as a result of maintenance issues, scheduling conflicts, or natural disasters beyond its control.

Signature of Applicant  Date: 7-6-18

FOR OFFICIAL USE ONLY

Date(s) available: Yes _____ No _____ Which Date Approved: _____

Proof of non-profit status submitted: _____ Proof of liability insurance submitted: _____

Facility Request: Approved _____ Denied _____

| Requested Facilities | Fee | Total Due |
|--|--|-----------|
| Town of Grafton Governmental Organizations | No Charge | |
| Use of Park Grounds & Bandstand – Town of Grafton residents and non-profit organizations | \$50.00 per day plus \$100.00 security deposit* | |

*Please submit two checks – one for the use fee and one for the security deposit.
Make checks payable to the "Town of Grafton".*

Office of the Town Administrator
(Name of Signer - please print)

Signature

Date

Copy Distribution

Original :Applicant

Police

Board of Health

Parks & Cemeteries

File

DISCUSSION: Animal Control Officers, Westborough and Shrewsbury

Present this evening are:

Chief Lourie: Chief of Police, Town of Westborough

Melinda MacKendrick: ACO, Town of Westborough

Chief Crepeau: Chief of Police, Town of Grafton

To discuss the duties, policies, and procedures for the implementation of the new agreement.

DISCUSSION – 20 Creeper Hill Road

61A request was received, next steps will be reviewed.




**PLANNING
DEPARTMENT**

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planningdept@grafton-ma.gov
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M E M O R A N D U M

TO: Board of Selectmen

FROM: Joseph Laydon, Town Planner 

DATE: July 12, 2018

SUBJECT: Chapter 61A – 20 Creeper Hill Road, Assessor's Map 110, Parcels 22, 24, and 24A

At the Board's meeting on July 9, 2018, the Planning Board discussed the property of 20 Creeper Hill Road as referenced above and on whether to recommend to the Board of Selectmen that the Town exercise its right of first refusal.

On June 22, 2018 the Planning Board received a letter from Deborah A. Poulin dated June 20, 2018 providing notice of their intent to sell the property referenced above. The letter included as an attachment the Purchase and Sale Agreement (P&S) dated February 1, 2018. The letter also stated that CIT Bank, N.A., the mortgage holder, had begun foreclosure proceedings. The Planning Board also received notice from the Harmon Law Offices dated June 25, 2018 of the Notice of Mortgagee's Sale of Real Estate stating the property will be auctioned on September 27, 2018.

In its review of the P&S, the Planning Board made a number of observations that warrant further scrutiny.

1. Six (6) ANR Lots – The P&S references the P&S is "subject to a determination that six (6) Approval Not Required (ANR) lots may be created by subdivided by the Buyer's engineer.,, The land associated with 20 Creeper Hill does not have frontage to create additional building lots without going through the subdivision process. Furthermore, the creation of 6 lots will require a special permit by the Planning Board. The Board observed that the access to the property, if used as a subdivision roadway, does not align with Prentice Street and therefore does not comply with subdivision rules and regulations.
2. 21E – The P&S states the offer is subject to a clean 21E report. The former use of the property as an orchard may result in soil contaminants from pesticides and fungicides, the presence of which would greatly impact the property's value.

3. Ability to Sell – The P&S states the offer is also contingent on the Seller obtaining approval to sell the estate from the Worcester Probate Court. The Board questions whether the foreclosure of the property and notice of a September 2018 sale inhibit the purchase of the property.

The Planning Board questioned whether the value of the property as stated in offer to purchase is accurate and reflects actual value of the property. The possibility of contamination from the former orchard and the requirement for special permit and subdivision approval of the six lots should be considered in establishing the value of the property and in any decision on purchasing the property. Furthermore, the Board questioned whether the contingencies itemized in the P&S can be considered to satisfy the requirement of notice for removal under Chapter 61A. The Board was of the opinion that it cannot make a definitive recommendation until these questions have been answered.

The Planning Board acknowledges the concern that the property could be developed under Chapter 40B. The impacts associated with a third 40B within the immediate neighborhood could be significant. To that end, the Board discussed that should the Board of Selectmen decide to purchase the property, such purchase should be for the benefit of the Town. The Planning Board encourages the use of the property for affordable housing purposes, though at a less dense scale, and that it should be transferred to the Affordable Housing Trust for a nominal fee. The Board identified that rental housing for families as a need that has not been met with recent housing developments.

I am available to discuss this memorandum with the Board of Selectmen should there be any questions.

Thank you.